

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
WEST OAK ESTATES HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar§

1. Name of Subdivision: West Oak Estates, aka Talley GVH Subdivision Unit 1
2. Subdivision Location: Talley Road & Paseo Mirage, San Antonio, TX 78253
3. Name of Homeowners Association: West Oak Estates Homeowners Association, Inc.
4. Recording Data for Association: Volume 9559, Pages 19-21; Volume 9564, Page 21-23; Volume 9572, Pages 15-18; Volume 9575, Pages 27-31; Volume 9604, Page 153
5. Recording Data for Declaration:

Name of Instrument: Declaration of Covenants, Conditions and Restrictions for Talley GVH Subdivision Unit 1

Recording Information: On or about October 15, 2003, Real Property Records of Bexar County, Texas, together with any other filings of records (if any):

- Supplemental Declaration of Covenants, Conditions and Restrictions for Talley GVH Subdivision Unit 1 San Antonio, Texas filed on or about October 15, 2003, Real Property Records of Bexar County, Texas, Volume 10366, Page 408-411
- First Amendment to Declaration of Covenants, Conditions and Restrictions for Talley GVH Subdivision Unit 1, filed on or about September 16, 2004, Official Records of Bexar County, Volume 10976, Page 616 et seq.
- Supplemental Declaration of Covenants, Conditions and Restrictions for Talley GVH subdivision Unit 3, filed on or about September 21, 2007, Official Records of Bexar county, Volume 13128, Page 1667 et seq.
- Supplemental Declaration of Covenants, Conditions and Restrictions for Talley GVH subdivision Unit 3, filed on or about September 12, 2006, Official Records of Bexar county, Volume 12385, Page 2223 et seq.
- Bylaws filed on or about February 24, 2004, Official Records of Bexar County, Volume 10582, Pages 2138-2147

- Articles of Incorporation filed on or about February 24, 2004, Official Records of Bexar County, Volume 10582, Pages 2150-2152
- Residential Design Guidelines for Talley GVH Subdivision Unit 1 filed on or about February 24, 2004, Official Records of Bexar County, Volume 10582, Pages 2153-2155
- Vehicle Parking Policy filed on or about September 26, 2011, Official Records of Bexar County, Volume 15152, Page 1207 et seq.
- Community Manual (includes Articles of Incorporation, Bylaws, Solar Device and Energy Efficient Policy, Rainwater Harvesting System Policy, Flag Display and Flagpole Installation Policy, Display of Certain Religious Items Policy, Assessment Collection Policy, Records Inspection, Copying and Retention Policy, Statutory Notice of Posting and Recordation of Association Governance Documents, Statutory Notice of Annual Meetings, Elections and Voting, Statutory Notice of Conduct of Board Meetings, Vehicle Parking Policy) filed on or about December 30, 2011, Official Records of Bexar County, Volume 15291, Page 2188 et seq.
- First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Talley GVH Subdivision Unit 3 filed on or about February 13, 2008, Official Records of Bexar County, Volume 13347, Page 619 et seq.
- Amended and Restated Declaration of Covenants, Conditions and Restrictions for Talley GVH Subdivision Units 1, 2, 3 and 4 filed on or about June 29, 2009, Official Records of Bexar County, Volume 14055, Page 1487 et seq.
- Notice of Annexation Regarding Talley GVH Subdivision Unit 2 filed on or about May 26, 2006, Official Records of Bexar County, Volume 12145, Page 373 et seq.
- Special Warranty Deed filed on or about February 24, 2004, Official records of Bexar County, Volume 10583, Page 734 et seq.
- Special Warranty Deed filed on or about May 26, 2006, Official Records of Bexar County, Volume 12145, Page 924 et seq.
- Special Warranty Deed filed on or about September 12, 2006, Official Records of Bexar County, Volume 12385, Page 2228 et seq.
- Special Warranty Deed filed on or about December 10, 2007, Official Records of Bexar County, Volume 13255, Page 476 et seq.
- Special Warranty Deed filed July 1, 2013, Official Records of Bexar County Volume 16202, Page 2154 et seq.
- Policy of the Board of Directors on Fines for Violations and Towing of Vehicles dated 5/20/2015 is filed under document number 20150097948.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The following resolutions dated 10/20/2016 are filed under Document Number 20160210960:

Billing Policy and Payment Plan Guidelines

- Violation Enforcement Resolution
- Religious Items Display Guidelines
- Roofing Material Guidelines
- E-mail Registration Policy
- Electronic & Telephonic Action Policy
- Application of Payments Policy
- Records Retention Policy

- Records Inspection Policy
- Membership Voting Policy
- Standby Electric Generators Guidelines
- Conflict of Interest Policy
- Solar Energy Device Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines

West Oaks Estates Homeowners Association, Inc Resolutions, Policies, and Guidelines are filed under Document No. 20170012228.

- Fine and Enforcement Resolution
- Fine and Enforcement Policy
- Forced Maintenance Policy
- Forced Mow Policy

West Oaks Estates Homeowners Association, Inc. Pool Rules are filed under Document No. 20190042150

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 29th day of October, 2021.

West Oak Estates Homeowners Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

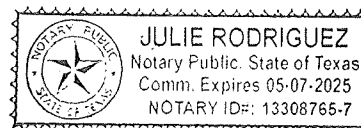
County of Bexar §

This instrument was acknowledged and signed before me on 29
October, 2021 by Shelby, representative of Spectrum Association

Management, the Managing Agent of West Oak Estates Homeowners Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210309512
Recorded Date: November 04, 2021
Recorded Time: 1:29 PM
Total Pages: 5
Total Fees: \$38.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 1:29 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk